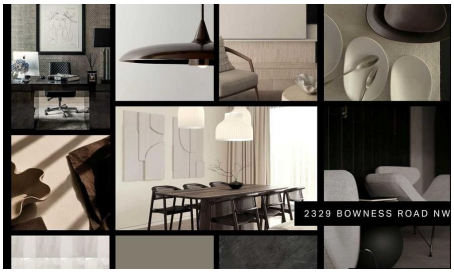
2329 Bowness Road NW

Calgary | Active | MLS® A2351451

$4,200,000









Bedrooms	Bathrooms	Year Built	Living area
4	**6**	**2027**	**4,420.04 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

A statement of contemporary luxury by Cityside Developments, 2329 Bowness Road NW pairs distinctive architecture with refined interiors in coveted WEST HILLHURST. Spanning four thoughtfully designed levels, this exceptional residence features an ELEVATOR, TRIPLE GARAGE, third-floor retreat, private office, west-facing balcony, gym, and dedicated wine tasting and storage area. From quiet mornings to evenings hosting guests, each level offers a considered balance of generous gathering spaces, private retreats, and beautifully integrated amenities.

An elegant foyer introduces the home's architectural lines and a main floor designed for sophisticated entertaining. A dedicated front dining room provides a refined setting for memorable gatherings. Beyond, the kitchen, dining nook, and family room unfold in a beautifully connected layout. The kitchen combines culinary performance with polished design, featuring a premium MIELE appliance package, gas cooktop, DOUBLE WALL OVENS, and separate PREP PANTRY. CUSTOM BUILT-IN BENCH SEATING lends a tailored finish to the adjoining dining nook. Expansive windows illuminate the rear family room, where a linear gas fireplace, full-height stone surround, floating hearth, and integrated TV wall form a dramatic centrepiece. A custom mudroom, powder room, and elevator access complete this level.

Upstairs, the PRIMARY SUITE offers a luxurious private sanctuary with an expansive WALK-IN CLOSET FEATURING A CENTRE ISLAND, CUSTOM CABINETRY, AND INTEGRATED LED LIGHTING. This boutique-inspired dressing space balances beautiful presentation with exceptional storage. Finished in LARGE-FORMAT TILE, the spa-inspired ensuite features a DUAL VANITY, LARGE WALK-IN GLASS STEAM SHOWER, and FREESTANDING TUB. Two additional bedrooms each enjoy a WALK-IN CLOSET + PRIVATE ENSUITE, one with a glass shower and the other a bath/shower combination. A loft showcases the GLASS-ENCLOSED OPEN-TO-ABOVE-AND-BELOW FEATURE, introducing light and architectural drama. A dedicated laundry room completes the second floor.

The THIRD FLOOR creates an exclusive retreat for work and entertaining. A private office with a FULL GLASS WALL connects visually to the impressive OPEN-TO-ABOVE-AND-BELOW DESIGN. A wet bar complements the lounge, while the WEST-FACING BALCONY provides an elegant setting for sunset cocktails. A powder room completes this distinctive upper level.

The lower level is dedicated to leisure, featuring a generous recreation room, built-in wet bar, and WINE TASTING room. A HOME GYM, guest bedroom, full bathroom, additional mudroom, mechanical room, and elevator access combine comfort with thoughtful functionality. An UNDERGROUND TUNNEL LEADS DIRECTLY TO THE TRIPLE CAR GARAGE, offering private, sheltered access throughout the year.

Enjoy living near Bow River pathways, parks, and Kensington's cafés, restaurants & boutiques, with convenient access to schools, universities, hospitals, and downtown from this exceptional residence. ESTIMATED COMPLETION SPRING 2027

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2351451
Bedrooms	4
Bathrooms	6
Year Built	2027
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	4,420.04 sq. ft.
Acreage:	No
Lot Area:	4,993 sq. ft.
Lot Frontage:	40'
Front Exposure:	North
Unit Exposure:	North
Levels:	Three Or More
Total Rooms Above Grade:	9
Year built:	2027 (Age: -)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	6.0 (Full:4, Half:2)

Num Ensuite Baths:	4
Plan:	3240FQ
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Built-In Oven, Dishwasher, Gas Cooktop, Range Hood, Refrigerator
Inclusions:	Miele 24" Built In Coffee Machine
Restrictions:	None Known
Main Floor	Living Room · 25'1" × 16'11" ·

Main Floor	Kitchen · 29'10" × 14'3" ·
Main Floor	Dining Room · 19'7" × 14'3" ·
Main Floor	Mud Room · 11'1" × 6'7" ·
2nd Floor	Bedroom - Primary · 19' × 13'3" ·
2nd Floor	Walk-In Closet · 11'10" × 11'6" ·
2nd Floor	Bedroom · 12' × 11'1" ·
2nd Floor	Bedroom · 11'7" × 10'1" ·
2nd Floor	Loft · 19'11" × 13'3" ·
2nd Floor	Laundry · 11'11" × 6'3" ·
3rd Floor	Loft · 34'4" × 21'3" ·
3rd Floor	Office · 132'9" × 21'3" ·
Basement	Bedroom · 11'5" × 10'8" ·
Basement	Wine Cellar · 14'1" × 9'11" ·
Basement	Exercise Room · 19'1" × 12'11" ·
Basement	Mud Room · 16'3" × 5'9" ·
Basement	Furnace/Utility Room · 12'11" × 10'11" ·
Basement	Game Room · 16'9" × 16'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Back Lane, Back Yard, Landscaped
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2329-bowness-road-nw-calgary-a2351451/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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